A Special Conference Call and Video Conference Meeting of the Dormitory Authority of the State of New York ("DASNY") was held on May 19, 2021 with proceedings commencing at 9:30 a.m.

Alfonso Carney, Board Chair: Thank you very much, Sara. Welcome to the Members, Staff and others, to this 19th May Special Meeting of the Board. It is a pleasure to have the Members on today. Thank you all, in advance, for the actual work of the Meeting and for taking the time to join us today. I know it is difficult and I promise this will not be a long meeting.

Because we are doing it both telephonically and via Zoom, it is necessary that there be certain legal notices read into the record. Sara Richards is going to do that for us. Sara. if you will take it away?

Sara Richards, Managing Senior Director, Governance and Administration: Okay, thank you. Then I will read the roll and turn it back over to you.

As a result of the ongoing public health emergency related to COVID-19, Executive Order 202.1, as extended, authorizes public boards to meet remotely and take action without permitting in-person access to meetings. The public must have the ability to view or listen to the proceedings and the meetings must be recorded and transcribed. An audio and video recording of today's meeting will be accessible from DASNY's website within two days, and proceedings will be transcribed and posted as soon as practicable under the circumstances. For additional information regarding the emergency declaration or the Executive Order, please refer to the DASNY website.

I will now call the roll. We have with us today the following Board Members:

Alfonso L. Carney, Jr. – Chair
John B. Johnson, Jr. – Vice Chair
Beryl L. Snyder, Esq. – Secretary
Jonathan Gardner, Esq. – Board Member
Wellington Chen – Board Member
Janice McKinnie – Board Member
Gerard Romski, Esq. – Board Member
Tracy Raleigh, Designated Representative of the Commissioner of Health, Board Member (*ex officio*) – Board Member
Adrian Swierczewski, Designated Representative of the Director of the Budget, Board Member (*ex officio*) – Present

From Bond Counsel, we have:

Eileen Heitzler, Esq., Orrick Herrington & Sutcliffe, LLP
Natalia Pearson-Farrer, Esq., Golden Holley James, LLP
Robert James, Esq., Golden Holley James, LLP

DASNY Staff:

Paul G. Koopman, Vice President
Kimberly A. Ellis, Chief Financial Officer
Caroline V. Griffin, Chief of Staff
Ricardo Salaman, Esq., Deputy General Counsel
Sara Potter Richards, Esq., Managing Senior Director, Governance and Administration
Jeffrey Gordon, Senior Director, Communications and Marketing
Kathy Ebert, Senior Director, Internal Audit
Deborah K. Fasser, Director, Strategic Communications and Business Development
Matthew T. Bergin, Director, Public Finance
David Ostrander, Assistant Director, Public Finance and Portfolio Monitoring
Dena Amodio, Esq., Assistant General Counsel
Gerard E. Klauser, Senior Financial Analyst
Maria Carrasco, Financial Analyst
Alex Sirdine, Public Finance Fellow
Diane Felitte, Executive Administrator, Governance and Administration

And with that Mr. Chair, I will turn it back over to you.

Chairman Carney: Miss Richards, Thank you very much. I often forget to do this, but I want to thank the Staff for the magic required to make the combination of visual and audio all work for us.

We will get directly to the Agenda. Our first order of business is the Transcript from the May 5 Meeting. The Members have all had a chance to take a look at it. Are there any suggested revisions? Are there any questions about the Transcript? Hearing none, may I have a motion, please, to approve it?

Wellington Chen, Board Member: So moved.

Chairman Carney: Thank you Wellington. Is there a second?

Gerry Romski, Board Member: Second.

Chairman Carney: Thank you very much. Are there any objections to the motion as offered and to the Minutes as presented? Hearing none, are there any abstentions from the vote? Hearing none, the motion passes unanimously, and the Transcript is approved.

The second order of business is the Finance Committee Report. Mr. Romski, great meeting you had yesterday. Thank you very much.

Mr. Romski: The Finance Committee met yesterday afternoon. First up was the adoption of the Meeting Minutes from the May 4 Meeting of the Finance Committee. Those Meeting Minutes were adopted. Then we advanced to discuss three new financings. The first one was Iona College, relating to its purchase of Concordia College and it also had a new funding piece. After a limited discussion, we recommend that the transaction be approved at today's Board Meeting. That was followed up by a discussion on the Long Island University financing, which generally is being used to help the University deal with the problems created by the pandemic. We also recommend approval at today's full Board Meeting. And last up was the NYU financing, which is being used to generally reimburse or assist in the construction of various NYU facilities and also there is a small refunding piece. And again, we recommend that be approved at today's full Board Meeting. Unless anyone has any questions or concerns, that's going to compete my Report. Thank you, Mr. Chair.

Chairman Carney: Mr. Romski, thank you very much. Hearing no questions or comments for the Finance Committee Chair, we will go directly to the Vice President who is standing in today in the absence of the President, who is attending a graduation today and I want to get that into the record. One of the reasons we do all of this work is for family and he is off with family this morning. Mr. Koopman, if you would take it away.

Paul Koopman, Vice President: We are going to get right into the financings. To start we have EHS Towers LLC.

Matthew Bergin, Director, Public Finance and Portfolio Monitoring: Mr. Vice President, it’s Matt Bergin. I am going to give a brief update on the EHS Towers LLC and then I will hand it over to Eileen and Natalia.

Mr. Koopman: Thank you.

Mr. Bergin: Good morning everyone. Just a brief update and comment on the recent information in the Transaction Summary Update. We continue to work on obtaining a policy of bond insurance. There is ongoing dialogue with those solicited and we expect to hear back shortly with regard to a premium. I do want to make the point that it is expected that this transaction will include a policy of municipal bond insurance as security. That is the plan of finance. The insurers have been provided with the various bond documents, including the Support Agreement with CUNY, and the Support Agreement with CUNY is substantially in the same form as the one from the original transaction in 2005. The PACB meeting is scheduled for this afternoon. Now I would like to hand the presentation over to Eileen and Natalia.

Chairman Carney: Before you do that Matt, do I understand that if municipal bond insurance is delayed or somehow is not available, you will bring this back to the Board?

Mr. Bergin: That is correct, yes.

Chairman Carney: Thank you. I just wanted to get that into the record. Thank you.

Ms. Heitzler: I’ll start and then hand off to Natalia. We are requesting that you adopt the EHS Towers LLC-CUNY Student Housing Project Subordinate Revenue Bond Resolution and related Series Resolution. Just a little history and background: In 2005, the Authority issued bonds to finance the construction of a new student residence facility at City College, which is a CUNY campus. I was honored to be part of that financing. The financing was a little bit unique for

DASNY, as it was structured as essentially a project financing in which Project revenues were expected to pay operating expenses and debt service, and to fund any required reserves, etc. In addition, CUNY provided a Support Agreement, pursuant to which it agreed to make up shortfalls for operating expenses and debt service.

The borrower under the 2005 Loan Agreement---the original deal in 2005—was an entity called Educational Housing Services, Inc., which is an eligible borrower listed under the DASNY Act. The intent from the beginning was for EHS to transfer all of its rights and responsibilities to a bankruptcy remote subsidiary. In 2008, EHS formed a bankruptcy remote single member LLC. The DASNY Act was amended to allow EHS to transfer all its rights and responsibilities to that LLC, which it then did. So, 2005 was for the construction with EHS Inc as the borrower and then in 2008, they formed and transferred the rights to the LLC.

The Project was constructed on land owned by DASNY and is being leased to the LLC pursuant to a Ground Lease. The Project has been in operation for over a decade. Since the onset of the COVID-19 pandemic, and because of its impact on in-person learning, the Project has been generating, and may continue to generate for a period of time, reduced revenues. Therefore, CUNY and the LLC are seeking to reduce the debt service burden for the next few years. They have requested that the Authority authorize and issue bonds now, in 2021, in order to refund the principal and interest coming due and payable on the existing 2005 Bonds, for approximately 2.5 years and also to pay interest on the 2021 Bonds for approximately 2.5 years. In other words, they would like to finance a "debt service holiday" for approximately 2.5 years. It is expected that the maturity dates for the 2021 Bonds will be after the scheduled maturity dates for the 2005 Bonds, so that there is only a slight increase in debt service in the years when the 2005 bonds are payable, but the debt service would then extend for a few years to pay for the maturities of the 2021 Bonds.

It is proposed that the 2021 Bonds will be issued as subordinate bonds, payable with Project revenues that remain after payment of operating expenses and debt service on the 2005 Bonds. While the 2005 Bonds remain outstanding, Project revenues will continue to be deposited with the trustee for the 2005 Bonds and will flow through a waterfall to pay operating expenses and debt service on the 2005 Bonds and to pay certain fees. Until the 2021 Bonds are issued, any surplus is available to be transferred to CUNY.

Once we issue the 2021 Bonds, after paying the debt service and fees on the 2005 Bonds, any remaining funds will be transferred to the trustee for the subordinate 2021 Bonds. Funds will flow through the waterfall and applied to pay debt service on the 2021 Bonds and certain subordinated fees. At the bottom of that waterfall, any surplus would be transferred to CUNY. Once the 2005 Bonds are no longer outstanding--as I mentioned before, the goal is to have maturities of the 2021 Bonds come after the maturities of the 2005 Bonds--once the 2005 Bonds are paid, then the Project revenues will flow directly to the Trustee for the 2021 Bonds and pay operating expenses, the remaining debt service on the 2021Bonds and certain fees. Surplus revenues remaining thereafter would then be available to be transferred to CUNY.

As Matt mentioned, and then to emphasize, the 2021 Bonds, like the 2005 Bonds, will be secured by a new support agreement from CUNY pursuant to which CUNY will agree to pay debt service on the 2021 Bonds if Project revenues are insufficient. And again, this Support Agreement is expected to be substantially the same as the existing 2005 Support Agreement.

And again, as Matt mentioned, it is expected that the Bonds will be insured by a financial guaranty insurance policy. Solicitations of interest have been sent out to the insurers. We haven't received the final responses, but neither CUNY nor the Project have a rating, and so the rating on the Bonds would be a rating based on the insurance policy.

And with that I will hand off to Natalia.

Chairman Carney: Welcome Natalia.

Natalia Pearson-Farrer, Esq., Golden, Holley James, LLP: Good morning and good morning Board Members. We are requesting that the Board adopt the EHS Towers LLC – CUNY Student Housing Project Subordinate Revenue Bond Resolution. This Bond Resolution will provide for the issuance from time to time of subordinate revenue bonds, notes or other obligations of the Authority to finance or refinance costs of the Project, pay costs of issuance, fund reserves, refund bonds issued under the Subordinate Resolution and refund other bonds or indebtedness issued with respect to the Project. Proceeds of any Bonds issued will be lent to the LLC pursuant to a new Loan Agreement. The Subordinate Resolution will also provide for the establishment of funds and accounts, contain provisions relating to amendments, events of default, remedies, defeasance and other provisions that you normally see in DASNY general resolutions and will also provide for the flow of funds that Eileen described for Project revenues. Bonds issued under the Subordinate Resolution will be payable solely from and secured by a pledge of the following: first, the proceeds from the sale of such bonds; second, payments under the Loan Agreement and payments made by CUNY pursuant to the Support Agreement, as well as earnings on any funds held under the Subordinate Resolution; third, the security interest in the Project revenues; and lastly the funds and accounts established by the Subordinate Resolution, except for an Arbitrage Fund.

This pledge constitutes a first lien on those sources, subordinate only to the lien granted with respect to the 2005 Bonds. Similarly, the security interest in the Project revenues granted by EHS under the new Loan Agreement is subordinate to the security interest under the 2005 Loan Agreement.

In addition to the Subordinate Resolution, we are requesting that the Board adopt a Series Resolution entitled “Series 2021 Resolution Authorizing EHS Towers LLC – CUNY Student Housing Project Subordinate Revenue Bonds, Series 2021 in an Amount Not Exceeding $19,000,000.” The Series Resolution authorizes the issuance of the 2021 Bonds to provide funds to refund up to three years of debt service on the 2005 Bonds and pay up to three years of interest on the 2021 Bonds, as well as to pay costs of issuance and fund any required reserves. We expect that the 2021 Bonds will be fixed rate obligations, maturing after the 2005 Bonds are paid. RBC will be the underwriter for the bonds.

The Series 2021 Resolution delegates to any Authorized Officer of the Authority the power to determine, among other things: the principal amount of 2021 Bonds to be issued, up to the authorized aggregate principal amount of $19 million; the maturity date or dates and principal amount of each maturity, provided that no 2021 Bond shall mature later than 19 years from the August 1 next succeeding the date of issuance of the 2021 Bonds; the interest rate or rates of the 2021 Bonds, provided that the true interest cost on any 2021 Bonds that are issued as fixed rate bonds, which we expect will be the case, shall not exceed 10%; the Redemption Price or Redemption Prices, if any, and the redemption terms, if any, subject to the limitations described in the letter of Bond Counsel to the Board; and the provisions relating to a municipal bond insurance policy for the 2021 Bonds.

The Series Resolution also authorizes Authorized Officers of the Authority to: execute and deliver a purchase contract by and between the Authority and the underwriter, prepare and distribute a preliminary official statement and prepare, execute and deliver a final official statement in connection with the sale of the 2021 Bonds, execute and deliver such amendments as may be necessary to the Ground Lease and execute and deliver any and all documents and instruments, and do and cause to be done any and all acts and things necessary or advisable in connection with the offering, sale and issuance of the 2021 Bonds and to carry out the transactions contemplated by the Series 2021 Resolution.

And that is it for me. If you have any questions, please let us know.

Chairman Carney: Thank you very much. Are there questions from the Members? Hearing none, Matt, I guess I have a question. We are using the proceeds of this issuance to fund a debt service suspension on the 2005 issuance for a period that may be as long as three years. Do I understand that correctly?

Mr. Bergin: That's correct Mr. Chair.

Chairman Carney: That being the case, I don't know that I have seen this before. I'm sure it is not unusual, but it is this an unusual transaction in that regard?

Mr. Bergin: In light of the pandemic and institutions that have project-based financings, especially with dormitory income as the revenue, I don't think this is atypical. It is similar to the transaction we executed with the FIT Student Housing Corporation, again, with revenues down because of the pandemic.

Chairman Carney: Thank you very much Matt. Natalia and Eileen, thank you both very much. Are there questions? Hearing none, may I have a motion, please, to approve the transaction?

Mr. Chen: So moved.

Chairman Carney: Thank you very much, Wellington. Is there a second?

Beryl Snyder, Board Member: Second.

Chairman Carney: Thank you Beryl. Are there any objections to the Resolutions or to the motion as presented? Hearing none, are there any abstentions? Hearing none, the motion passes, the Resolutions pass unanimously, and we can move on to the next transaction.

A RESOLUTION AUTHORIZING THE ISSUANCE BY THE DORMITORY AUTHORITY OF A SERIES OF EHS TOWERS LLC -- CUNY STUDENT HOUSING PROJECT SUBORDINATE REVENUE BONDS; PROVIDING FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SUCH BONDS; AND PROVIDING FOR THE RIGHTS OF THE HOLDERS THEREOF; and

DORMITORY AUTHORITY OF THE STATE OF NEW YORK SERIES 2021 RESOLUTION AUTHORIZING EHS TOWERS LLC – CUNY STUDENT HOUSING PROJECT SUBORDINATE REVENUE BONDS, SERIES 2021 IN AN AMOUNT NOT EXCEEDING $19,000,000

Mr. Koopman: Behind tab number four is the Iona College Transaction Summary Update with Gerard Klauser presenting.

Gerard Klauser, Senior Financial Analyst: Thank you, Paul. Good morning Mr. Chairman, Members of the Board, DASNY staff and guests. I just want to say that Alex Sirdine, who worked for DASNY before and who we have welcomed back, was a significant contributor to this Report. He just got in the door and hit the ground running. He contributed very significantly to Iona College and I think it won't be long before he's doing these presentations himself. So I just wanted to make sure that Alex is given credit and acknowledged for his contributions, because they were significant.

Chairman Carney: Mr. Klauser, thank you very much for doing that. Alex, we of course know you and now we're getting to know your work. Thank you so much for your contributions to this proposed financing.

Mr. Sirdine: Thank you, Mr. Chairman.

Mr. Klauser: The Transaction Summary and Transaction Report presents a Resolution to Proceed for fixed and/or variable rate, tax-exempt and/or taxable bonds to be sold in either a negotiated offering or a private placement in an amount not to exceed $60,000,000 with maturities not to exceed 31 years on behalf of Iona College. The tax-exempt financing will include the purchase of Concordia College campus and the related costs of issuance.

The taxable issuance will include the advance refunding of the outstanding 2012A tax-exempt bonds on July 1, 2022. We have allowed room in our not to exceed amount for potential refunding of the 2012B Bonds if the market warrants. Currently the 2012B Bonds are not included as they are not in the money, but we want to make sure that we have the flexibility to take those bonds out if circumstances change.

The financing history for Iona goes back to 1972, and the only DASNY bonds currently outstanding with are 2012A and B Bonds.

The security package is expected to include the pledge of revenues and a mortgage on property. The ratings are Moody’s Baa2 and S&P BBB – both ratings are stable.

The refunding is expected to result in net present value savings estimated at $860,000, or 5.6% of the bonds being refunded. The terms of the refundings will not exceed the term of the bonds being refunded. The refunding will result in level debt service from 2033 forward, dropping from in excess of $7 million to $5 million annually.

The new money component will purchase the Concordia Campus which is conveniently located three miles from Iona College. Iona plans to use the College as a traditional academic facility with the ordinary complement of extracurricular activities, such as performing arts, club sports and varsity athletics.

The academic focus on the campus will be on health sciences, particularly the recent launch of Occupational Therapy and Nursing Programs at Iona.

Regarding Iona's operations, Iona has a history of positive operating margins, including an operating gain in 2020 of $212,000--a positive in light of the impact of the Covid 19 pandemic on higher education.

Full time equivalent enrollment dipped in the Fall 2019 and slightly rebounded in the Fall of 2020. The school is aware of the enrollment issue and has hired a VP of Enrollment Management in order to address the concern. The pandemic fell in the middle of this plan and unfortunately impaired the results. Iona has added $50 million in campus improvements, including an Entrepreneurial Innovation Institute, renovations of the school of business and the addition of health sciences majors in order to increase enrollment.

The College reported a ratio of expendable resources to long term debt of 1.6:1 for fiscal year 2020, indicating sufficient expendable net assets to cover its outstanding debt. Since 2016, the College has an average debt service coverage ratio of 3.7:1.

Staff recommends that the Board adopt a Resolution to Proceed for a bond issue in an amount not to exceed $60,000,000 with a term not to exceed 31 years on behalf of Iona College. Mr. Chairman.

Chairman Carney: Gerard, thank you very much. Are there questions for Gerard on this proposed a transaction? Hearing none, then, may I have a motion please to approve it?

Janice McKinnie, Board Member: Janice McKinnie, I so move.

Chairman Carney: Thank you Janice. Is there a second?

Ms. Snyder: I'll second, it's Beryl.

Chairman Carney: Beryl, thank you. Are there any objections to the Resolution and/or to the motion as presented? Hearing none, are there any abstentions from the vote? Hearing none, the motion is approved, and the transaction is approved unanimously. Thank you all very much. Thank you, Gerard.

A RESOLUTION OF THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK (DASNY) AUTHORIZING STAFF AND BOND COUNSEL TO PROCEED TO TAKE THE NECESSARY ACTION TO PREPARE THE APPROPRIATE DOCUMENTS TO PROVIDE FOR THE FINANCING OF FACILITIES FOR IONA COLLEGE

Mr. Klauser: Thank you very much, Mr. Chairman and the Board.

Chairman Carney: Mr. Koopman, we are going on to Long Island University.

Mr. Koopman: Yes. Behind tab number five, is the Long Island University Transaction Summary with David Ostrander presenting.

David Ostrander, Assistant Director, Public Finance and Portfolio Monitoring: Thanks Paul. Good morning everyone. The transaction report provided to the Members presents one or more series of tax-exempt and/or taxable, fixed and/or variable rate bonds in an amount not to exceed $85,000,000 for a term not to exceed to 20 years on behalf of Long Island University.

Proceeds will be used to refund all or a portion of the LIU Subseries 2006A-1, Subseries 2006A-2 bonds and the Series 2012 bonds, all issued by DASNY. The Series 2006A Bonds were initially issued as variable rate demand bonds and have been reoffered a number of times over the years, first due to a bond insurance downgrade and later due to letter of credit downgrades. Both Subseries were most recently privately placed, the 2006A-1 Bonds with Capital One and the 2006A-2 Bonds with TD Bank. Both the A1 and A2 Bonds are currently in a variable rate mode and are subject to mandatory tender on August 1 of this year. The publicly offered, fixed rate Series 2012 Bonds will also be included in the proposed refunding. These bonds are callable on or after September 1, 2022.

The proposed transaction will allow the University to place the Series 2006A-1, 2006A-2, and 2012 Bonds with a single purchaser through final maturity, while also providing savings on the 2012 refunding. The University plans to current refund the 2006A-1 and A-2 Bonds with tax-exempt, variable rate bonds to be privately placed with Capital One. In addition, the University intends to advance refund the Series 2012 Bonds with taxable, fixed rate bonds also to be privately placed with Capital One. It is expected that the proposed refunding bonds will be held by Capital One through final maturity in 2036.

As far as savings, assuming current market conditions, a net present value savings in the range of $1.2 million, or 5.4% of the refunded bonds, is expected from the refunding of the Series 2012 Bonds.

As far as security, the bonds are expected to be secured by a pledge of revenues of the University. The existing debt service reserve fund for the Series 2012 Bonds is expected to be released and used toward the proposed refunding. In addition, the existing mortgages will be released for all bonds to be refunded. Capital One will not require a debt service reserve fund or a mortgage as security for the proposed issuance.

Some additional information on LIU: the University is rated Baa2 with a positive outlook by Moody's and BBB+ with a stable outlook from S&P.

In looking at enrollment trends, while total headcount is down over a five year period, enrollment began to stabilize prior to the pandemic due to programmatic changes implemented by the University.

As part of its 2030 strategic plan, LIU has begun to shift from a regional commuter campus to a national teaching and research university. The University has launched several new programs in fields such as health science, artificial intelligence, and sports management. The programmatic shift has positively impacted student demand, with applications exceeding 13,000 annually. The 14,540 applications in fall 2018 was an all-time high for the University. As a result, management does expect enrollment trends to improve over the next three to five years, as new programs are established and drive additional demand.

In looking at operations, LIU has posted operating surpluses in each of the last five fiscal years. Since fiscal year 2016, operating margins have averaged $23.7 million, or 8% annually. Positive operating performance has contributed to capital accumulation and improving liquidity over the last five years. Total net assets increased by $176 million over five years, reaching $529.3 million at fiscal year end 2020.

And lastly, Debt Service coverage was 6.1:1 for fiscal year 2020, which is well in excess of the 2019 DASNY median of 1.9:1. Mr. Chairman.

Chairman Carney: Mr. Ostrander, thank you very much. Are there questions for David? Hearing none, may I have a motion please, to approve the transaction?

Mr. Chen: So moved.

Chairman Carney: Thank you, Wellington. Is there a second?

Tracy Raleigh, Board Member: I'll second, this is Tracy.

Chairman Carney: Tracy, thank you very much. Are they any objections to the motion as presented, or to the Resolution as presented? Are there any abstentions from the vote? Hearing none, the motion is approved, and the transaction is approved unanimously.

A RESOLUTION OF THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK (DASNY) AUTHORIZING STAFF AND BOND COUNSEL TO PROCEED TO TAKE THE NECESSARY ACTION TO PREPARE THE APPROPRIATE DOCUMENTS TO PROVIDE FOR THE FINANCING OF FACILITIES FOR LONG ISLAND UNIVERSITY

Chairman Carney: This transaction will come back to the Board for another approval, is that right?

Mr. Ostrander: Yes, that's right. We are expecting to bring it back to the June Meeting.

Chairman Carney: Thank you, David. Mr. Koopman, we are going onto New York University now?

Mr. Koopman: Behind tab number six is the New York University Transaction Summary with David Ostrander again presenting.

Mr. Ostrander: Thanks Paul. This transaction report provided to the Members presents one or more series of tax-exempt and/or taxable, fixed and/or variable rate bonds in an amount not to exceed $410,000,000 for a term not to exceed to 31 years on behalf of New York University.

Proceeds from this proposed issuance will be used to finance the costs associated with numerous construction and renovation projects located throughout the NYU system totaling approximately $344.4 million. Many of these projects have been financed by previous DASNY bond issuances. Some of the larger projects include construction of a mixed use building at 181 Mercer Street which will include a modern athletic facility, new classrooms, performing arts space, and student and faculty housing, as well as improvements to facilities located at the University's Brooklyn campus, including 370 Jay Street and the Tandon School of Engineering.

The second piece of the financing is a refunding of a portion of the University's Series 2016A Bonds. It is anticipated that the University will refund $50,000,000 of stepped coupon bonds that are maturing on July 1, 2041. These bonds are callable on or after July 1 of this year. The stepped coupon bonds are currently interest only through 2039 with principal payments in 2040 and 2041. The interest rates essentially steps up every five years beginning this July. It is expected that the refunding bonds will be issued as fixed rate with principal amortizing over the full 20 years. Assuming current market conditions, a total net present value savings in the range of $13.2 million, or 26% of the refunded bonds, is expected from the refunding of the Series 2016A stepped coupon bonds.

As far as security, the University has a rating of Aa2 from Moody's Investors Service with a stable outlook and AA- with a stable outlook from S & P. As in previous NYU transactions, it is anticipated that the Loan Agreement will be a general unsecured obligation for the University.

A few additional points on NYU: positive demand and enrollment trends have continued in recent years. Despite the impact of the pandemic, demand for the University continues to increase and overall enrollment remained stable for fall 2020. For the fall of 2020, the University received 80,210 applications for first time, full time freshmen, marking the 13th year in a row of record applications. Total headcount enrollment reached 52,775, which is an increase of 4.4% over five years.

The University's overall revenue mix is diverse. For fiscal year 2020, 29% of the University's total operating revenues came from net tuition and fees. And finally, when looking at the balance sheet. total net assets have increased by over $1.7 billion since 2016, reaching $6.2 billion in fiscal year 2020, which is mainly the result of fundraising, grant awards and positive investment returns.

Mr. Chairman.

Chairman Carney: Mr. Ostrander, thank you very much. Are there questions for David? Hearing none, may I have a motion please, to approve this transaction?

Ms. Snyder: I will move, this is Beryl.

Chairman Carney: Thank you, Beryl. Second please?

Mr. Chen: Seconded. This is Wellington.

Chairman Carney: Wellington, thank you very much. Are there objections to the transaction or to the motion as presented? Hearing none, are there any abstentions from the vote? Hearing none, the motion is approved unanimously, and the transaction will go forward. David, thank you again very much.

A RESOLUTION OF THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK (DASNY) AUTHORIZING STAFF AND BOND COUNSEL TO PROCEED TO TAKE THE NECESSARY ACTION TO PREPARE THE APPROPRIATE DOCUMENTS TO PROVIDE FOR THE FINANCING OF FACILITIES FOR NEW YORK UNIVERSITY

I think the Authority is extraordinarily fortunate to have all of the clients that we've considered this morning. This is an amazing financial engine and an extraordinary higher education institution and we are fortunate to have New York University in the portfolio.

Is there any other business to come before this meeting? Hearing none, may I have a motion please, to adjourn?

Ms. Snyder: I will move it. This is Beryl.

Chairman Carney: Thank you Beryl. A Second?

Jonathan Gardner, Board Member: I will second.

Chairman Carney: All right, Sir. We stand adjourned. Thank you all very much.

The Meeting adjourned at 10:10 a.m.

Respectfully submitted,

Sara Richards

Sara P. Richards
Assistant Secretary